



City of
LA HABRA
AGENDA

**LA HABRA
PLANNING COMMISSION**

**REGULAR MEETING
MONDAY, SEPTEMBER 14, 2020
6:30 P.M.**

**COUNCIL CHAMBER
100 EAST LA HABRA BOULEVARD
LA HABRA, CALIFORNIA 90631**

**PUBLIC ADVISORY:
THE COUNCIL CHAMBER
WILL NOT BE OPEN TO THE PUBLIC**

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsome on March 17, 2020, the Regular Meeting of the City of La Habra Planning Commission for September 14, 2020, will be conducted telephonically through Zoom. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber will not be open for the meeting. Planning Commissioners will participate telephonically and will not be physically present in the Council Chamber.

In accordance with Executive Order N-25-20, guidance from the California Department of Public Health on gatherings, and in an effort to slow the spread of COVID-19 and to ensure the health and safety of our community, remote public participation can be done by:

1. Submitting an email to planningcommission@lahabracalifornia.gov no later than 5:15 p.m. on Wednesday, September 14, 2020.
2. Participating via Zoom during the meeting on an audio only conference call by dialing 1-669-900-9128 and entering Meeting ID: 817 4728 7385 and Passcode 829054. Please note, you will enter the meeting muted, but if you want to comment during the public comment portions of the agenda, press *9, at the appropriate time indicated by the Chair during the meeting, and your call will be selected from the meeting cue. Before you press *9, turn off other electronic devices and turn down background noise at your location to avoid interference with your call. Please note that speakers must limit their comments to three minutes each and that the total time period for public comments is 30 minutes.

Your patience with these changes is appreciated as the City adjusts to new ways of conducting business during the COVID-19 pandemic.

CALL TO ORDER: Council Chamber

PLEDGE OF ALLEGIANCE:

ROLL CALL: Chair Nigsarian
Vice Chair Manley
Commissioner Bernier
Commissioner Munoz
Commissioner Powell

PUBLIC COMMENTS: Email or phone-in per guidelines indicated above.

This is the time for the public to address any item of interest to the public that is within the subject matter jurisdiction of the Commission NOT appearing on this Agenda. General Public Comments shall be limited to three (3) minutes per individual, with a total time limit of 30 minutes for all public comments, unless otherwise modified by the Chair. Speaking time may not be granted and/or loaned to another individual for purposes of extending available speaking time, and comments must be kept brief, non-repetitive, and professional in nature. Per Government Code Section 54954.3(a), the Commission cannot take action or express a consensus of approval or disapproval on any public comments regarding matters which do not appear on the printed agenda.

CONSENT CALENDAR:

All matters on Consent Calendar are considered to be routine and will be enacted by one motion unless a Commissioner or member of the audience requests separate action or removal of an item. Removed items will be considered following the Consent Calendar portion of this agenda. Members of the audience will have the opportunity to address the Commission on removed items at that time. Public comment shall be limited to three (3) minutes per individual, with a total time limit of 30 minutes per item that has been removed for separate discussion, unless otherwise modified by the Chair. Speaking time may not be granted and/or loaned to another individual for purposes of extending available speaking time, and comments must be kept brief, non-repetitive, and professional in nature.

1. PLANNING COMMISSION MEETING MINUTES OF AUGUST 10, 2020
RECOMMENDATION: That the Planning Commission approve the meeting minutes of August 10, 2020.

CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION:

PUBLIC HEARINGS:

1. Consideration of:
 - Final Environmental Impact Report 18-01 (SCH No 2015111045);
 - General Plan Amendment 18-01 to change the land use designation from Open Space to Low Density Residential (0-8 units/acre) for Planning Areas 2, 3 & 4;
 - Amendment #3 to the La Habra Hills Specific Plan;
 - Adoption of the Rancho La Habra Specific Plan;
 - Zone 18-01 to change the land use designation from La Habra Hills Specific Plan to Rancho La Habra Specific Plan for the area occupied by the Westridge Golf Course;
 - Vesting Tentative Tract Map 17845,
 - Design Review 18-01 through 18-05 for Rancho La Habra Specific Plan Areas 1, 2, 3, 4, and 6; and
 - Development Agreement 18-01 for the Rancho La Habra Specific Planat 1400 South La Habra Hills Drive.

An Environmental Impact Report was prepared pursuant to the CEQA Guidelines. A Scoping Meeting was held on December 8, 2015, at the La Habra Community Center to solicit information and comments from interested parties on what information or areas of study should be included in the initial study. The Draft Environmental Impact Report was circulated for public review and comment on February 26, 2018, for a 45-day review period pursuant to Section 15072 of the CEQA Guidelines, which was extended by the City Council to end on May 10, 2018. Potential impacts identified and analyzed in the Draft EIR. Copies of the reports were made available at the Community Development public counter at City Hall, on the City website, and at the La Habra Branch of the Orange County Library system. The City received 141 comments on the Draft EIR from state and local agencies, tribal authorities, interest groups, and the public.

Pursuant to the provisions of the (CEQA) Guidelines, Section 15088.5(a), the City determined that a thorough response to the comments received by the City during the public review period necessitated the inclusion of significant new information. The City circulated the "Partially Recirculated Draft EIR" for a 57-day review period beginning on November 22, 2019 and ending on January 17, 2020. Upon completion of the review period for the Partially Recirculated Draft EIR, the City of La Habra prepared responses to written comments that were received on the Draft EIR during the initial public review period as well as written comments received during the recirculation period that relate to the revised and recirculated portions of the Partially Recirculated Draft EIR. The Final Draft EIR including the revised technical studies, and responses to the comments were made available to the public for review on July 7, 2020 (see attachment 2. Rancho La Habra Specific Plan Final Environmental Impact report Volumes 1, 2 and 3).

RECOMMENDATION:

It is recommended that the Planning Commission review the information provided in and attached to this report, along with public testimony provided at the hearing, and direct staff to create a resolution(s) with its recommendation to the City Council regarding the approval or denial of:

1. Certification of the Draft Environmental Impact Report;
 2. General Plan Amendment 18-01 to change the Land Use Designation from Open Space to Low Density Residential (0-8 units/acre) for Planning Areas 2, 3 & 4, and to Mixed Use 1 for planning area 5 of the Rancho La Habra Specific Plan;
 3. Amendment #3 to the La Habra Hills Specific Plan;
 4. The change in land use designation for Zone 18-01 from La Habra Hills Specific Plan to Rancho La Habra Specific Plan for the area occupied by the Westridge Golf Course;
 5. The adoption of the Rancho La Habra Specific Plan;
 6. The Vesting Tentative Tract Map 17845;
 7. The Design Review 18-01 through 18-05 for Rancho La Habra Specific Plan Areas 1, 2, 3, 4, 6, and 7; and;
 8. Development Agreement 18-01 for the Rancho La Habra Specific Plan
- at 1400 South La Habra Hills Drive.

CONSIDERATION ITEMS:

Any member of the audience may request to address the Commission on any Consideration Item, prior to the Commission taking a final vote on the item. The Chair will invite interested persons to come forward to the podium and speak as each item is called. Public comment shall be limited to three (3) minutes per individual, with a total time limit of 30 minutes per Consideration Item, unless otherwise modified by the Chair. Speaking time may not be granted and/or loaned to another individual for purposes of extending available speaking time, and comments must be kept brief, non-repetitive, and professional in nature.

COMMENTS FROM STAFF:

COMMENTS FROM COMMISSIONERS:

ADJOURNMENT: Adjourned to a date certain.

Except as otherwise provided by law, no action shall be taken on any item not appearing in the foregoing agenda. A copy of the full agenda packet is available for public review at the Office of the City Clerk during regular business hours, and on the City's webpage at <http://www.lahabraca.gov/>.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 110 East La Habra Boulevard, La Habra, during normal business hours.

In accordance with the Federal Americans with Disabilities Act of 1990, should you require a disability-related modification or accommodation, including auxiliary aids or services to participate in the meeting due to a disability, please contact the Community and Economic Development Department at (562) 383-4200.

DECLARATION: This agenda was posted on the bulletin boards outside the south entrance of City Hall and the Council Chamber, where completely accessible to the public, at least 72 hours in advance of the Commission Meeting.

Carmen Gonzalez Avila, Secretary